132.0	0002	0001.A	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	2,015,800 / 2,015,800
					USE VALUE:	2,015,800 / 2,015,800
					ASSESSED:	2,015,800 / 2,015,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
70		CHURCHILL AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	WILLEMIN ROBERT D
Owner 2:	YODER JEAN C
Owner 3:	
Street 1:	70 CHURCHILL AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	BUCHANAN JACL E & MARILYN J -
Owner 2:	-
Street 1:	70 CHURCHILL AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476-6316

NARRATIVE DESCRIPTION

This parcel contains 19,700 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 2000, having primarily Clapboard Exterior and 5662 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	19700.000	1,105,900		909,900	2,015,800
Total Card	0.452	1,105,900		909,900	2,015,800
Total Parcel	0.452	1,105,900		909,900	2,015,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 356.01 | /Parcel: 356.0

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 84820
GIS Ref
GIS Ref
Insp Date 05/19/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 132.0-0002-0001.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	1,105,900	0	19,700.	909,900	2,015,800	2,015,800	Year End Roll	12/18/2019
2019	101	FV	861,600	0	19,700.	960,500	1,822,100	1,822,100	Year End Roll	1/3/2019
2018	101	FV	914,600	0	19,700.	707,700	1,622,300	1,622,300	Year End Roll	12/20/2017
2017	101	FV	914,600	0	19,700.	677,400	1,592,000	1,592,000	Year End Roll	1/3/2017
2016	101	FV	914,600	0	19,700.	626,800	1,541,400	1,541,400	Year End	1/4/2016
2015	101	FV	893,300	0	19,700.	525,700	1,419,000	1,419,000	Year End Roll	12/11/2014
2014	101	FV	893,300	0	19,700.	513,600	1,406,900	1,406,900	Year End Roll	12/16/2013
2013	101	FV	893,300	0	19,700.	489,300	1,382,600	1,382,600		12/13/2012

!10293!

PRINT

Date	Time
12/11/20	00:37:11

LAST REV

Date	Time
06/13/18	13:24:30

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 10293

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BUCHANAN JACL E	30973-102		12/17/1999	Change>Sale	495,000	No	No		
	14861-47		1/1/1983		175,000	No	No		Y

USER DEFINED

Prior Id # 1:	84820
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/5/2000	101	Addition	150,000					ADD 2ND ST, REMODE

ACTIVITY INFORMATION

Date	Result	By	Name
5/19/2018	Meas/Inspect	HS	Hanne S
12/1/2008	Meas/Inspect	336	PATRIOT
11/18/1999	Mailer Sent		
11/2/1999	Measured	263	PATRIOT
8/13/1992		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		19700		Sq. Ft.	Site		0	90.	0.51	10									909,904						909,900	

Total AC/HA: 0.45225 | Total SF/SM: 19700 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 909,904 | Spl Credit | Total: 909,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	B+ - Good (+)		
Year Blt:	2000	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	Yes
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:	7	Rating:	Very Good

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	2	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	1.7	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	1.7	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	0.89367604
Const Adj.:	0.99989998
Adj $ / SQ:	111.698
Other Features:	168416
Grade Factor:	1.46
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	1125014
Depreciation:	19125
Depreciated Total:	1105889

COMMENTS

OF=2BTHS W/5FIXTURES & 3 XTRA SINKS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 8			BRs: 4				Baths: 2		HB 1		

REMODELING

Exterior:	
Interior:	
Additions:	2000
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

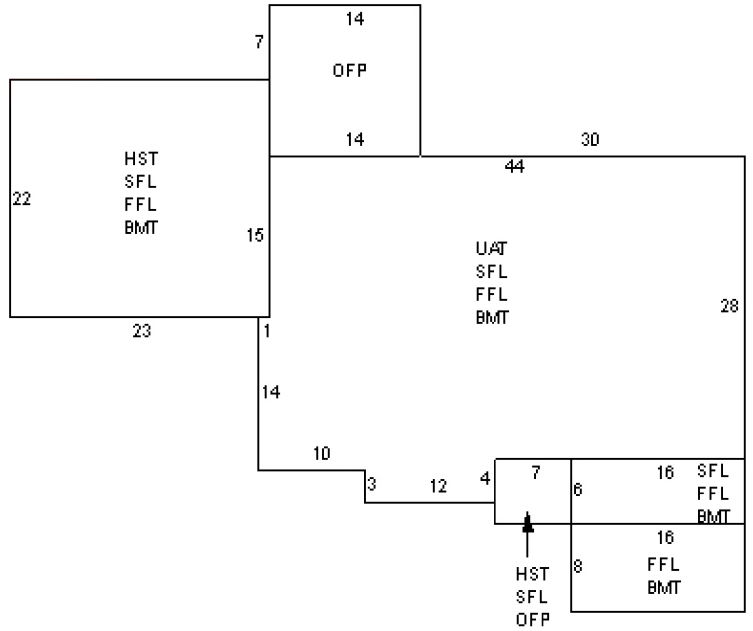
No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	163.08
Special Features:	0	Val/Su Net:	159.63
Final Total:	1105900	Val/Su SzAd	256.65

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	2,055	44.400	91,242
FFL	First Floor	2,055	111.700	229,540
SFL	Second Floor	1,969	111.700	219,934
UAT	Upper Attic	326	73.720	24,015
HST	Half Story	285	111.700	31,834
OFP	Open Porch	238	23.430	5,576

Net Sketched Area:	6,928			Total:	602,141
Size Ad	4309	Gross Are	8190	FinArea	5662

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	C	
UAT	100	RRM	100		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

132.0-0002-0001.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: